



STERLING HOMES

INTERNATIONAL MILL AND TIMBER COMPANY
BAY CITY, MICHIGAN, U. S. A.

The Features Included in Your Sterling Home at no Additional Cost

Comfort **INSIDE** Zero **OUTSIDE**



Greater Saving in Fuel Bills . . . 20% to 50%
Protection of Health • More Comfort • Greater Home Value



Red Top Strip Wool Insulation

Red Top Strip Wool Insulation is one of the most practical and most easily applied form of insulation. Each strip is a continuous blanket, snowy white, as soft as sheep's wool. It is one of the most efficient insulation materials known and has a moisture proof

barrier on the warm side of the insulation. Red Top Strip Wool can be easily cut to fit irregular shaped spaces and can be tucked around water pipes to protect them from freezing. One man can easily handle red stripe, lengthwise on the face of the wool, identifies this as a high quality product, manufactured by the U.S. Gypsum Co.



Keeps
Draughts
Out

Keeps
Inside
Warm

Bronze Weather Stripping Doors and Windows

It is estimated that between 30% and 40% of heat loss in the average home is through doors and windows. Lifetime, high quality, spring bronze weather stripping prevents this loss, in Sterling Homes. Note from the picture how very simple this weather stripping really is. All you need is a pair of shears and a hammer for tacking it in. Sterling Lifetime Bronze

weather strips stop not only cold air, but rain and dust and destructive soot from getting into your home. They also give you doors and windows that will not rattle.



1 PANEL "DE LUXE" STYLE DOORS . . . with glass door knobs . . . as modern as the latest Paris Gown . . .

De Luxe Doors lend themselves to a wide variety of finishes and can be finished natural, stained in various

combinations, or painted. The sub-frame enhances the beauty of the wood grain and the resulting effect is like a framed picture. Note illustration.



New Modernistic Door Hardware with Attractive Glass Knobs

No more unsightly, tarnished or rusty door knobs in your home. These glass knobs will stand the acid test of time and will always lend an air of good taste and beauty to your home.

Venetian Unframed Medicine Cabinet

These modern Venetian Cabinets are made of strong 20-gauge cold rolled steel with two adjustable shelves and have full polished plate glass mirrors 16 x 22 inches.

Sterling Built-in Ironing Board

A splendid, simple and sturdy ironing board, which is out of the way, but always handy, when you want it. Simply open the door, pull the board down and it is ready for use. The board is $1\frac{1}{6}$ in. thick, $11\frac{5}{8}$ in. wide, 50 in. long. It positively will not warp. Hardware is nickel-plated and will stand a lot of use. The top of the board lines up with other doors.



We Pay the Freight

We ship your Complete Sterling Home in one car and prepay all freight charges in full to your station. We guarantee to furnish sufficient material for its completion in accordance with the specifications for your home.

Read below what Sterling Home Owners have to Say

In making a choice, a simple and safe rule to follow is to locate and buy the commodity which competitors claim to equal. But to really equal Sterling Homes requires more than a statement. It should be backed by time tested verdicts, such as are rendered on Sterling Homes by Satisfied Customers. Here are a few such letters. There are thousands more — each one, in its way, an assurance that the benefits in Quality, and money savings they have brought through Sterling, will accrue to you as well.

TESTIMONIALS

Compliments from Practically Every Visitor

E. C. Kammann, building contractor of Mascoutah, Ill., built a lovely Sterling bungalow, practically unaided, and writes us:

"This 'Open House' was the first of its nature in our community and attracted the attention of the entire county, drawing crowds from near and far with compliments from practically every visitor. The interior arrangements were well liked and made a favorable impression with the public.

"I shall be pleased to recommend the service I was accorded and hope that it will be a driving wedge for more business with you. You may place my name on your list of satisfied Sterling Home owners."

Mrs. Alvin E. Miller, East Canton, Ohio, formerly a teacher — her husband's occupation is hand finisher of specially made building tile — concerning their new Sterling home, Mrs. Miller writes us:

"We are now living in our Superior Plan 'A' Sterling Home, which we would fully endorse as a wise investment for anyone. Our house compares very favorably with the neighboring, much more expensively built homes."

H. T. Scott, owner of "Scotts Service Station" Route No. 20 Tennerton, W. Va., writes us:

"Something like 50 or 75 people have noticed our new home and have asked if they might look through it, or have had other questions to ask. We have been very glad to explain to them just where we secured it, and I have told them that if I were building a dozen more homes, that I would build them through your Sterling Ready-Cut plan."

M. S. Sanders, Consulting Electrical Engineer, Wytheville, Va., writes.

"On the warmest day the house was kept closed from about 10:00 o'clock in the morning until after sun-down and the temperature of my government registering thermometer did not go above 83 degrees, while the outside temperature on the front porch rose to over 90 degrees in the shade. May I also express my appreciation of the good workmanship and of the good condition of everything.

J. E. George, Tazewell, Va., built the ROSE-WOOD, Plan "B", and writes:

"It has been very satisfactory, and I like it fine."

The HOME of Your DREAMS . . . is in this catalog . . . CHOOSE IT . . . and enjoy the beauty, quality and savings of a genuine Sterling HOME . . .

Of course you have given your future home a great deal of thought. Undoubtedly you want it to be a place of beauty, with just the right number of rooms to give your loved ones the comfort that will add so much to their happiness. You know that a home is composed of many things—it must contain many elements which you already have in mind, as well as suggestions from experienced builders, suggestions that will add greatly to your pleasure and comfort.

The object of this book is to show you in detail all the things that will permit you to select your future home in such a way that it will be an expression of your own good taste, and make it a place of joy and comfort forever. We show you many beautiful homes so that you and your family may decide which one you want.

You can't possibly go wrong when you select your home in this thorough manner. You pick it, while Sterling guarantees the quality and at the same time you can be sure of a very substantial saving.

Value Which Only Sterling Gives You

Imagine what you would have to pay for furniture—automobiles—radio or electric refrigerators if you had to have them built on your lot. Modern production methods have done a great deal to bring these commodities within the reach of more consumers. What machinery has done for you in industry, it has also done for you in Sterling Homes. Engineers long ago adopted the Cut-to-Fit System in structural steel. The skyscraper that rises so rapidly was completely built, piece by piece, at the mill and merely assembled on the building site. The same money saving methods produce Sterling Homes. These methods make it possible to give you so much for a given price, without uncertainty or speculation. There is genuine satisfaction in knowing that you will get the most for every dollar invested.

The Magic of the Mill

How are these savings possible? Let us look at modern production methods as applied to the building of your home.—Carloads of bright, seasoned lumber roll out of storage to find their place near

machines specializing in single operations. High Speed saws cut and mitre dozens of a kind, in the length of time it would take a carpenter to draw the cutting line with a pencil. Finishing machines produce mirror-like surfaces quicker than you could clamp a board for surfacing by hand. Stair stringers are cut out by automatic mortisers of unvarying accuracy that travel through the board at unbelievable speed.

Door frames are made ready for hardware by mortising machines that perform in a flash, what the most skilled labor could only accomplish in hours and then by no means so perfectly. No human hand can possibly match the perfection of the work done by modern machinery.

The men operating these machines achieve a speed almost unbelievable. One man at a machine in our mill will perhaps equal in production **One Hundred** doing the same work by hand. Consider this saving of time and labor—total it up for every piece of lumber that goes into a home.

The finished pieces are delivered to the stock room, each size marked and checked, completely manufactured for your home. And before your home is shipped, all materials are checked not less than three times to protect you against a single off-grade, weather-beaten or warped piece. Compare this thoroughness with such building jobs as you may have seen. The results of specialized men and machines are quality that withstands time and enormous savings which are passed on directly to you.

The Saving of Time is Duplicated in the Saving of Materials

It is easy to understand why Sterling Homes cost you much less. Time and materials determine the cost of your home. Sterling methods save you on both. Material waste is reduced to a minimum. The finest lumber is selected first for fitness and then for size. Lengths are chosen that cut without waste. Working on this large scale, experienced mill men can be employed to watch every operation and plan every step. Comparisons prove that the savings thus obtained are often large enough to furnish your home complete, from rugs to chinaware. You can prove this for yourself, in your own Sterling Home. Hundreds of letters from Sterling Home

Owners, whose comparison of competitive bids amply prove this statement, are available for your inspection.

An Evolution in Style and Beauty

How often have you heard it said, "If I had to do it over again, I would change this or that." The beauty you find in all Sterling Homes is the result of constant improvement discovered and adopted from building homes for thousands of families. Designs are modern and up-to-the-minute. Architecturally they carry out the best traditions. They are not experiments. In line and proportion they give you the results of long years of building experience. Interior arrangements are the composite of practical knowledge, gained from building thousands of homes unhampered by skimping. Your savings of a lifetime cannot be better invested. Sterling homes are never freakish or short lived. Their beauty is an evolution of the best utilitarian principles combined with unsurpassed architectural beauty. Sterling Homes are ever a source of pride to their owners.

A Business Built On Customer Friendship

Here is a business without a single salesman. Its wonderful growth is the result of Customers becoming Friends—and Boosters. How could it be what it is unless real service was rendered; unless time had proved all our claims of quality, superiority and savings?

No Compromise with Quality

Every item which enters into Sterling Homes is of the highest quality, the best for the purpose intended, prime, bright and carefully seasoned. Every casement is scientifically made and braced—with real engineering skill—and without stinting of lumber. Sills, joists, studding and rafters are all exceptionally heavy and safe under all loads and strains.

For the roof, extra clear Red Cedar shingles are used—100% clear—100% vertical grained. Siding is clear Red Cedar or Cypress—none better for the purpose. Interior trim is beautifully sanded to take a mirror-like finish. Doors are artistically grained. Flooring is of the highest grade, carefully machined, end matched and kiln dried. Beautifully designed and guaranteed hardware attractively sets off the woodwork. Absolutely pure pigment paints are included for the three outside coats. Throughout the entire house, we supply the best of everything and in sufficient quantities. The result of this quality standard, which is never varied, enables us to boast of a host of well satisfied customers.

Most Permanent Construction

Sterling Homes when completed are first class structures throughout. Because of Sterling efficiency methods you get better and more materials. Ask any Sterling owner and he will tell you how proud he is of his home; he will tell you that it has greater market value and that the per cent of depreciation is much lower and above all he will not fail to mention how he saved from \$300 to \$1,000 on his superior Sterling Home.

For Men Who Wish to Build Their Own Home

Our simple directions make it possible for almost any man to erect his own home without employing

a carpenter. By following our simple and clean-cut directions, many have done this very thing, throughout the Nation, specially in the smaller sizes of Homes. All material is clearly marked and numbered, so that by following the illustrations you know just where every piece goes. Directions and Blue Prints are purposely made so simple that anyone can follow them.

Stucco or Brick Veneer.

Stucco or Brick Veneer can be used on the outside walls of any Sterling Home. In that case, we supply you with window and door frames to suit and would give you credit for materials not required. If you desire minor changes in the home you choose, we will be glad to carry these out for you, and there will be no charge unless additional materials are called for in making the change or changes. In fact, our architectural staff is always at your command.

Planned for a Queen

A woman's eye often sees more keenly than a man's the artistic beauty of Sterling Homes. Certainly she understands more thoroughly the convenience of Sterling Interiors. Each plan has been tested by many owners. New floor layouts are submitted to a group of women consultants before they are adopted. The placing of windows and doors, wall space and room arrangements are all carefully considered to allow furniture and furnishings. Stair treads are heavy and wide, the risers are just the right height. Every room is located to save steps, make housework easier and prevent hazards. Light, ventilation and air are scientifically planned. Hundreds of letters in our files pay Sterling Homes the greatest of tributes a Home can be given, that the Queen of the Home is delighted with it. Only actual ownership and occupancy can complete the picture for you.

Now Get Your Pencil

We have told you how superior a Sterling Home is—how we save you money. There is no middleman, no salesmen—immense quantities of lumber direct from the forests at rock bottom prices, no waste! Your home is priced on the number of feet of lumber going into it. Scientific planning, designing and cutting, reduce the number of feet to a minimum and save your money. Add to that the saving in labor; machines that do the work of many men, that do in a second what skilled labor could not do in an hour—so accurately that no skilled hand can match it, so rapidly that the cost is practically nothing. Figure it all up—and you can readily see why you can actually save up to forty per cent of building costs.

Here is a Home, which not only has been planned by experts, but has actually been improved by many years experience to give you the utmost in comfort and convenience. All uncertainty removed since you choose from many pictures of actual homes the one best suited to your needs. And then consider the satisfaction of dealing with a dependable firm with a long record of fair play; the assurance of a sound investment and the maximum in home values. Add up these many advantages plus the fact that you can actually save as high as 1,000 dollars. Consider the satisfaction of knowing that you and your loved ones will have a home that will last for many, many years to come and one that has saved you a lot of money too. Get your pencil right now—choose the home you have wanted, make sure you enjoy the kind of place you have dreamed about—use the order blank in the back of this book.

SPECIFICATIONS

Center Sills—Cut to fit. 6x8 Pine or Fir. High quality, good, sound, seasoned stock.

Wall Plates—2x6 same high quality stock.

Headers—Furnished according to size of floor joist.

Floor Joists—2x10 or 2x8 according to span. Spaced on 16-inch centers. Bridging on each span. Two rows of bridging on 14-foot span or over.

Double joists under all bearing partitions.

Porch Joists—2x6. Outside joists are doubled. Double headers furnished through center as required.

Ceiling Joists and Collar Beams—Joists 2x6 or 2x4 according to span spaced 16 inch centers. Collar Beams spaced 24 inch centers.

Rafters—Hip and Valley 2x6. Common rafters 2x6 or 2x4 according to span.

Studding—2x4 spaced 16-inch centers. Single plate on bottom with double plate on top of all walls and partitions.

Wall Sheathing and Sub Flooring—8-inch good grade, sound Fir, Spruce or Yellow Pine. Gable Sheathing is mitred and cut to proper pitch.

Door and Window Headers—Double 2x4, 2x6 or 2x8 inches on edge. Size according to width of opening.

Building Paper—A good heavy grade of Building Paper is furnished for lining all floors and sidewalls.

Roof Boards—8-inch or 6-inch, spaced 2 inches apart for wood shingles or laid tight for Asphalt Shingles. Where boards meet at hip or valley they are cut to proper mitre.

Roof Shingles—Extra clear 16-inch heavy 5-2 Vertical Grain Red Cedar Shingles laid 5 inches to the weather. Stain for roof shingles furnished at slight additional cost.

Side Wall Shingles—Extra clear 18-inch Red Cedar Shingles to lay 8 inches to weather when shown for sidewalls in picture. At a small additional cost 6-inch or 8-inch siding may be had.

Finish Flooring—Clear Yellow Pine or Fir Tongued and Grooved Flooring $1\frac{1}{8}$ x $3\frac{1}{4}$ or $1\frac{1}{8}$ x $2\frac{3}{8}$ -inch face end matched.

Cornice Ceiling—Clear Fir ceiling is furnished for all open cornices.

Outside Finish—High grade Cypress, White Pine or Spruce is furnished for corner boards, frieze, water table, fascia, bed moulding, crown moulding, porch finish, etc., as shown.

Doors and Door Frames—The very finest. Frames cut to fit. Carefully bundled—easily assembled. Outside frames have $1\frac{1}{2}$ -inch jambs with casings and oak sills. Inside door frames have $\frac{7}{8}$ -inch jambs with stops and casings. Front door as per picture. Closet doors are included as indicated on the floor plan.

Window Frames—The very finest. Cut to fit, carefully bundled and easily assembled. Each bundle contains jambs, sills, casing, etc. Frames have weight pockets and are mortised for pulleys.

Windows—Sterling Homes have **check rail** sliding sash windows divided as shown in each illustration of Home. Where sash are shown divided, single panes may be had if preferred. All glazed with clear "A" quality glass.

Inside Woodwork—Beautiful kiln-dried short leaf Yellow Pine or Fir, well sanded and ready for varnish. Style of trim is two-member back band. Two member 6-inch baseboard is furnished and 4-inch Hook strips for closets.

Siding—Clear 6-inch Red Cedar, Red Wood or Cypress siding is furnished to lay $4\frac{1}{2}$ inches to weather. Where picture shows wider siding, we send you 8-inch laid $6\frac{1}{2}$ -inch to weather and metal miters for corners.

Lath—No. 1 Hemlock or Pine lath furnished throughout. Also $\frac{5}{8}$ x $\frac{3}{4}$ -inch grounds and 1 x 6 or 1 x 4-inch nailing strips.

Hardware—We furnish the well known and fully guaranteed Sargent lock sets and window hardware. Doors are mortised for locksets. Door lock sets include glass knobs. Complete hardware also includes window locks, lifts, weights, pulleys, sash cord, coat hooks for all closets, base knobs, etc. Push plates and double acting floor hinge furnished for door between dining room and kitchen. Plenty of nails for everything, with galvanized nails for the roof shingles.

Flower boxes, shutters, trellis furnished where shown on illustration.

Porch—Porches shown in the pictures are always included at the price quoted.

Tin Work—Flashing for chimneys. Heavy galvanized ridge roll, valley tin and hip shingles are furnished.

Paint—Only absolutely Pure Pigment Paint is furnished. Three coats for outside body and outside trim. Where sidewall shingles are shown we furnish two heavy brush coats. Two coats clear varnish for inside trim and floors. Pure linseed oil and putty. Special long-wearing paint is included for the porch floors and outside steps. Color card sent on request.

Main Stairs—Made from carefully selected Yellow Pine. Heavy treads of comfortable width with proper size risers. Stringers already housed out for the risers and treads. Our stairs are easily assembled.

Cellar Stairs—Cellar stairs always furnished when shown on plans, also attic stairs when shown.

Blue Prints—Complete Detailed Blue Prints furnished with each order. You will find these plans very easy to understand. No really skilled labor is required to build a Sterling Home. We also furnish the necessary instructions for erecting the house. Providing you have the time, you can do a large part of the work yourself. Foundation plans are included.

Reversing Plans — Providing you want rooms on opposite side to where now shown, we will reverse the plan giving you the desired arrangement. **No charge** for the Reverse Plan.

Ceiling Height — All Sterling Homes have either 9' 0" or 8' 6" ceilings for lower floor. Second floor ceilings are 8' 0" or 7' 6".

Bill of Material — A complete bill of material is furnished you for checking the material out of the car and to help you with the construction work.

Materials We Do Not Furnish

Specifications do not include plaster or other masonry supplies. These together with the lighting, plumbing and heating fixtures we believe you can purchase locally to advantage.

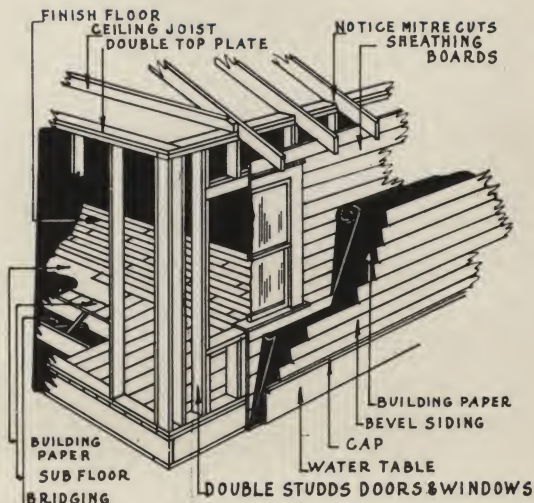
Basement windows are only furnished when the siding is shown carried down flush with the grade line as in the Linwood for example.

Sterling Summer Cottages — Catalog on Request

Do you know of a shady place at a lake or river or in the mountains where you would like to take the family in the summer? This can be made possible for less money than you think, with a Sterling Summer Cottage. It is often difficult to get

a carpenter in summering places, which emphasizes the real convenience of ordering a Sterling Cottage shipped, with so much of the carpenter work done in the factory, at practically no cost to you. You will find these Sterling Summer Cottages models in all that summer-homes should be — architectural beauties — despite their much lower cost.

Note Below the Sturdy Construction of Sterling Homes



"STERLING"

"6"

Offers You These

New Modern Features

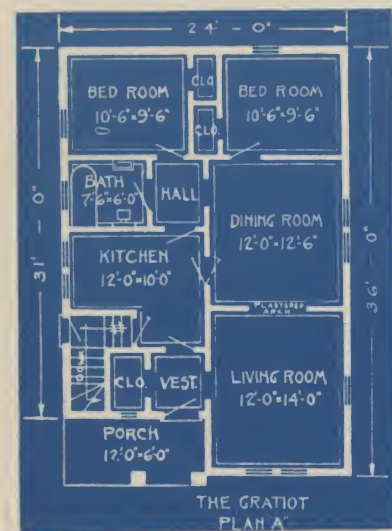
1. 2-inch thickness of Mineral Wool Insulation between Ceiling Joist. Saving 20 to 50 per cent fuel bill and providing cooler room temperature in summer.
2. Lifetime Spring Bronze Weather Strips for all Outside Doors and Windows. Increases your fuel saving to 60 per cent.
3. Beautiful DeLuxe style 1-panel Doors.
4. New, Modern Glass-Knob Door Hardware.
5. Handy Built-in Full Length Ironing Board.
6. Large Built-in Venetian type Medicine Cabinet.

See Inside Front Cover for Illustrations.



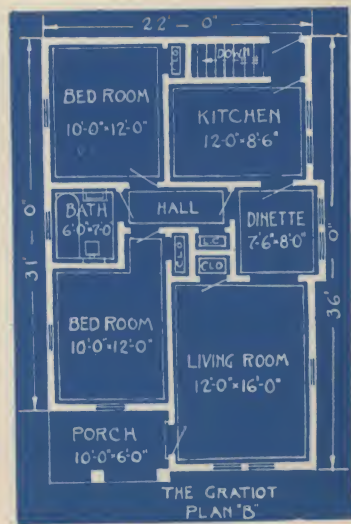
The GRATIOT

FROM a group of one hundred modern bungalows we selected this home as carrying out completely the most modern and attractive ideas. The arched, projected entrance sets it apart from the average small home. Gable ventilators, flower box, trellis and living room shutters give it dashing charm. The wide spaced cedar shingles on the side walls contrast enchantingly with the modern narrow eave projection. The perfection of design continues on the inside. Plan "A" has a vestibule (with an ever-convenient coat closet) opening into the living room. Through the arched doorway to the dining room, the eye sweeps the entire distance of 26' 6" of the two rooms. Two bedrooms, (each with closet) are connected by a hall, which makes the bathroom accessible from three sides. The



kitchen with its cellar entrance is located to make work easy and steps fewer. Plan "B" is slightly smaller, and has been equipped with a dinette, so popular today. A study of this plan will reveal its many advantages, and show real mastery in interior home arrangement. It would be hard to find a small home with so many outstanding features, one with as much style, grace, and interior efficiency . . . And above all, a home combining all that the Gratiot does, at the very modest price quoted.

Read carefully pages 6 and 7 of this book, giving full detailed specifications and optional changes.



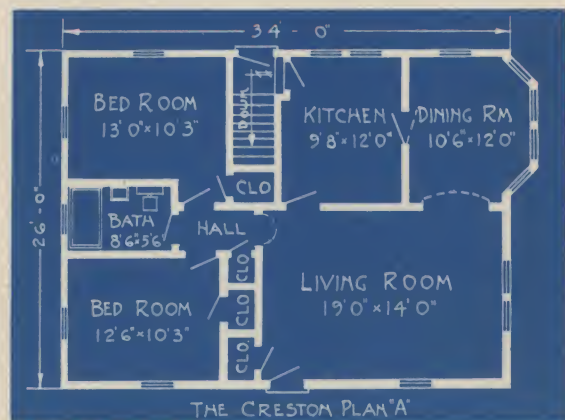
"If we ever build again it will surely be a Sterling. Count on me as a Booster."
Frank S. Spry, Wisconsin.



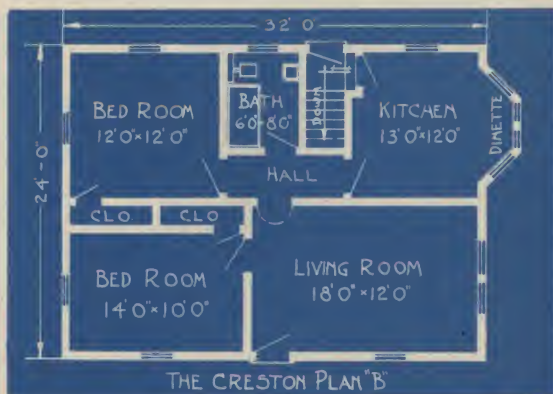
The CRESTON

HERE is one of the choicest of our new designs. Here you have a design whose proportions are perfect in every detail. The projecting bay together with the circle top gable louvres, lend enchantment to this home. The Colonial entrance in connection with the wide siding furnished and with the shutters and flower boxes, add so much to its exterior appearance, so very much admired.

We present it in two attractive designs. A study of each floor plan will show that quite a variation is offered. In Plan "A" the conventional Dining Room is included while in Plan "B" the Dining Room is replaced by the Dinette, thereby giving the Kitchen additional spaciousness. Notice the splendid large Living Rooms, the roomy and airy bedrooms, each with its own closet. In Plan "A" you also have the convenient clothes-closet located near the entrance. The attic space is available by the use of our disappearing stairway shown on page 39. The Creston surely will delight you in every way.



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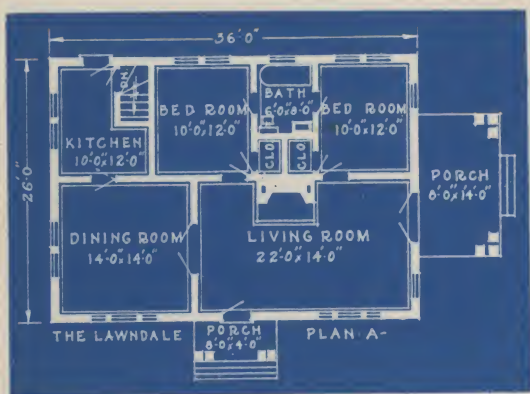


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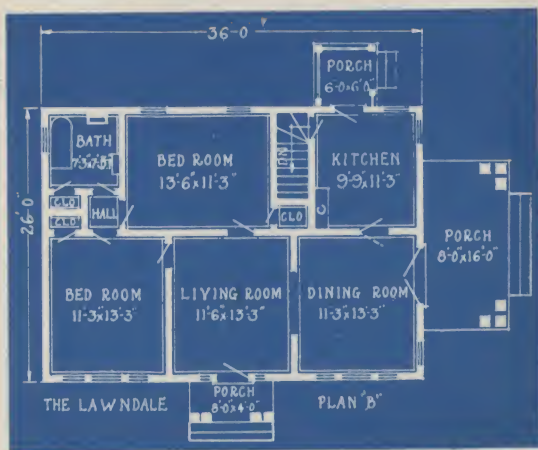
The LAWNDALE

TRULY a master adaption of Colonial architecture to a modern small bungalow! The snubbed gable ends, the clever semi-recessed effect of the front entrance created by the quaint, arched roof supported on graceful columns, the latticed Pergola porch, the attractive window boxes resting on neat brackets, the sidewalls covered with our highest grade of extra clear red Cedar shingles; all of these striking features combine to make the Lawndale a home of unusual and picturesque distinction.



Two reversible floor plans are shown here. Note in Plan "A" the generous living room which connects by an arched doorway with the dining room extending along the entire front of the house. See how exceptionally well lighted and ventilated these rooms are from the large French doors leading to the Pergola porch to the mullion windows in the far wall of the dining room. Of the two plans shown here you will be sure to find one that exactly meets your ideas of a comfortable, convenient and attractive home. Should you desire to eliminate the Pergola side porch, deduct \$71.00.

Note: The Glencoe Floor Plan "B" arrangement may also be had if desired.

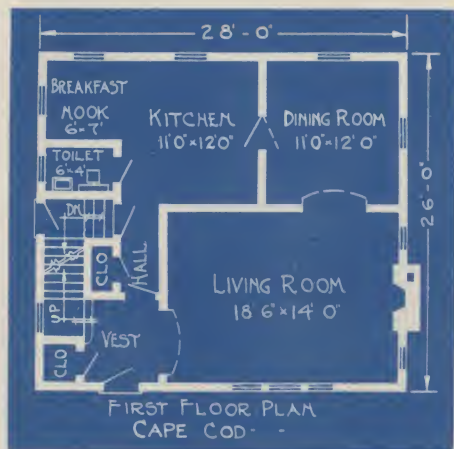




The CAPE COD

IT would be a practical impossibility to pack such a "heap of living comfort" in a medium sized home such as this, were it not for the years of careful planning and experience back of the Sterling staff of designers.

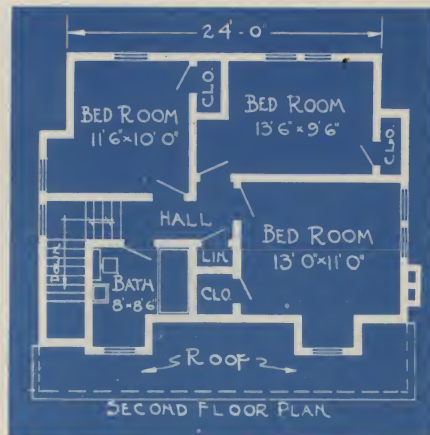
The combination of Kitchen and Breakfast nook, so accessible to the downstairs toilet, hall and vestibule, makes an arrangement that offers the greatest possible convenience. Notice also, that the Living Room is located so that it is only a step to the entry, stairs, vestibule and kitchen.



second floor, located at the head of the stairs, is accessible from the hall, communicating with all bedrooms, and yet, placed to one side to insure privacy.

The beautifully appointed fireplace, adds a note of cheerfulness to the interior of the living room, as well as to the beauty of the exterior. You will find in this beautiful modern home, every possible detail that can add to the comfort and pleasure of your loved ones, at a price which is only made possible by scientific planning and the large scale production which only Sterling can offer. Remember you can omit the fireplace if you prefer.

The main bath-

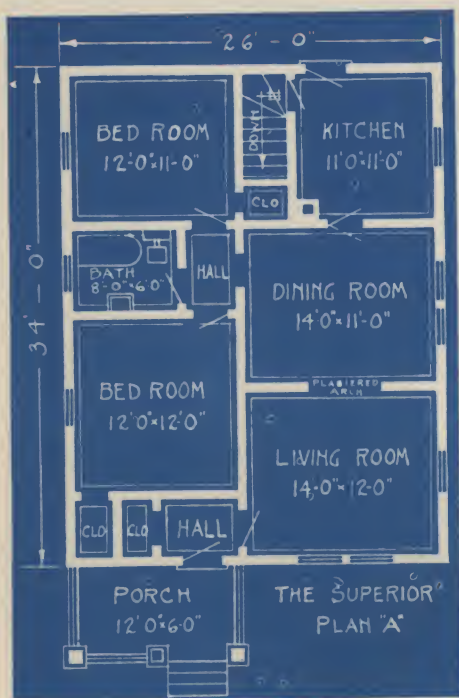


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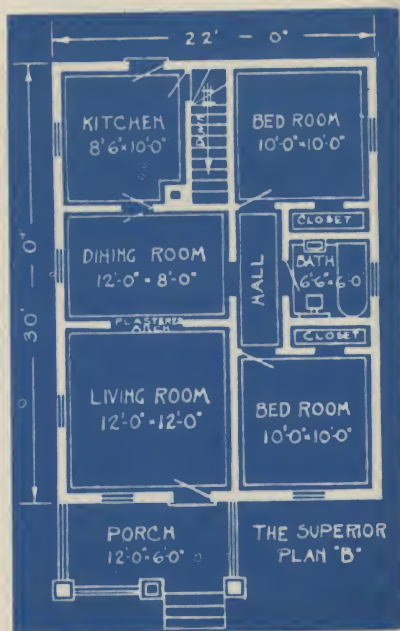


The SUPERIOR

WITHOUT doubt one of Sterling's most attractive and popular models. The impressive porch with its substantial columns bespeaks the permanency resulting from Quality Sterling Materials. Roof dormer helps to create an attractive appearance. Two floor plans, one slightly larger than the other. Living room and dining room in both plans connect through large, open arched entry. You could hardly find a better example of interior planning. Every inch of space is most skillfully utilized. By installing a disappearing stairway you can make the attic space available. The exterior beauty and the excellence of materials, makes Sterling homes so



desirable. And when one takes into account the modest price quoted, it becomes clear what Sterling has done for home builders. In justice to yourself, consider home ownership your duty, and let your money buy the most it can in a home.

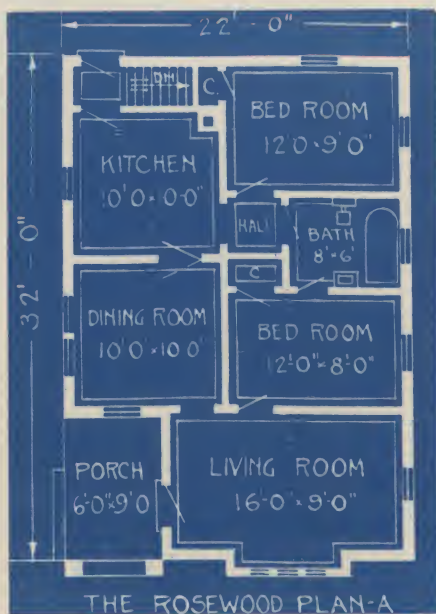


The models shown in this catalog are the best we ever built. Can any one achieve as much without our background and facilities!

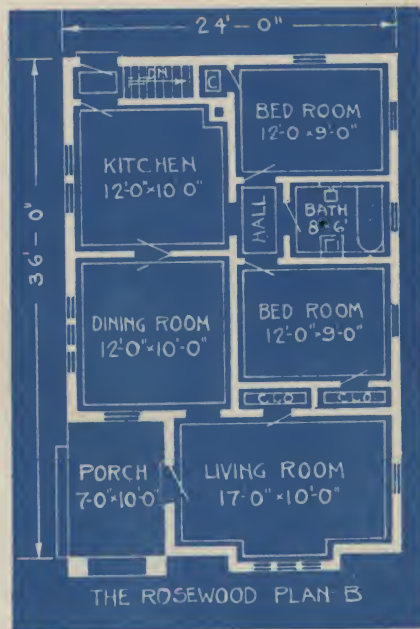


The ROSEWOOD

IN THIS Sterling creation its designers have achieved beauty, architectural distinction and the utmost in interior convenience at a price which is made possible only by scientific planning and manufacturing methods. Two floor plans of different sizes are provided, either of them reversible, but showing the same clever arrangement of the rooms. Finished with our 8-inch clear Cedar siding, the Rosewood attains an exterior of beauty and character equalled only by homes costing a great deal more



than the modest price we ask. Sterling quality and labor saving methods make the Rosewood an investment really worth while. The pergola over the entrance drive may be furnished at the additional cost of \$60.00.



*Read carefully the specifications on pages 6 and 7.
Your taste for refinement will attract you to Sterling plans — and
your sense of economy to Sterling low prices.*

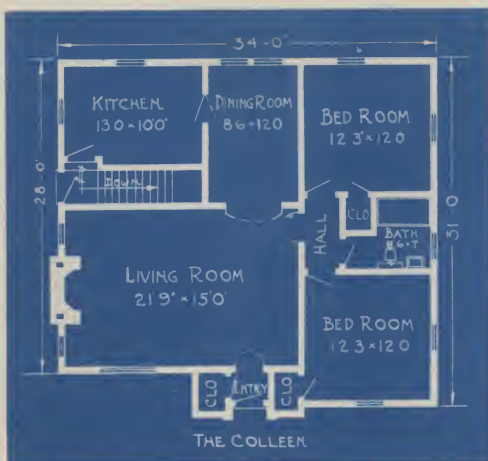


The COLLEEN

HERE is an attractive, cheerfully planned home that will bring lots of happiness and pleasure to the family lucky enough to select it for its home. The roof design — the imposing, lovely portico and entry together with the large French window — all lend distinction to this new and modern design.

Both bedrooms are accessible from the hallway, which in turn can be reached conveniently from the living room, or from any part of the house without any unnecessary steps. Both bedrooms have ample closet space. The bath, being located between the two bedrooms, makes a very convenient arrangement, without sacrificing privacy.

The modern interior arrangement and the beautiful exterior design, make this a gem of a home that offers more value per cubic foot than many a comparable house costing twice as much.



The large attic space can easily be made accessible by having an attic stairway leading up from the dining room and over the present cellar stairs. This space may even be utilized for an additional bedroom.

Read carefully pages 6 and 7 of this book, giving full detailed specifications and optional changes.



Even the casual visitor is strongly impressed with the beauty and comfort of interiors in all Sterling Homes. Above illustration is taken from the "COLLEEN" and shows only one of the many possibilities. Sterling interiors make possible a great variety of lovely decorative arrangements of furniture.



Considering that the average woman spends many hours of her time in the kitchen, these lovely and modern Sterling Kitchen Cupboards were designed to save many steps. They are available at a moderate additional cost, and certainly they are a great help in making any kitchen look orderly and spotlessly clean.



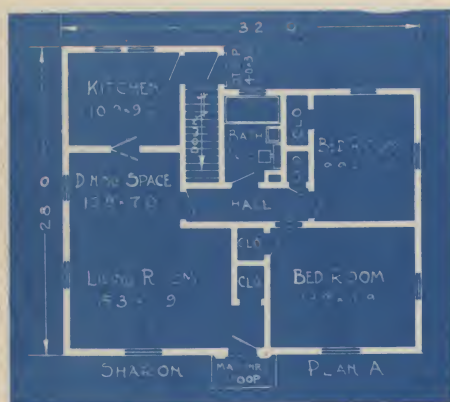
The SHARON

EXCEPTIONAL beauty in architectural design is obtained by the simple lines of this "Cape Cod" type of modern home. The dignified and stately design of the entry adds a touch of the Colonial atmosphere, without altering the general impression of compactness and symmetry.

Without materially altering the outside dimensions, three plans are offered, Plan "A", "B", and "C", any of which provide large and spacious living rooms, with comfortably spaced bedrooms. Notice particularly the accessibility of all rooms from the central hallway. Any woman will appreciate greatly the

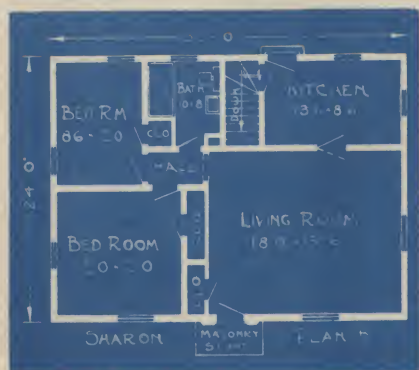
ease with which this lovely house can be kept clean and spotless, while any man will immediately grasp how easily this home can be kept snug and warm in the Winter.

To make use of the attic space in any of these plans our disappearing stairway, shown on page 39, may be used.



ease with which this lovely house can be kept clean and spotless, while any man will immediately grasp how easily this home can be kept snug and warm in the Winter.

To make use of the attic space in any of these plans our disappearing stairway, shown on page 39, may be used.



LIKE THEIR SHARON HOME

"It is with pleasure that I write you that we are very well pleased with our Sharon Home and we were impressed also with the high class materials furnished."

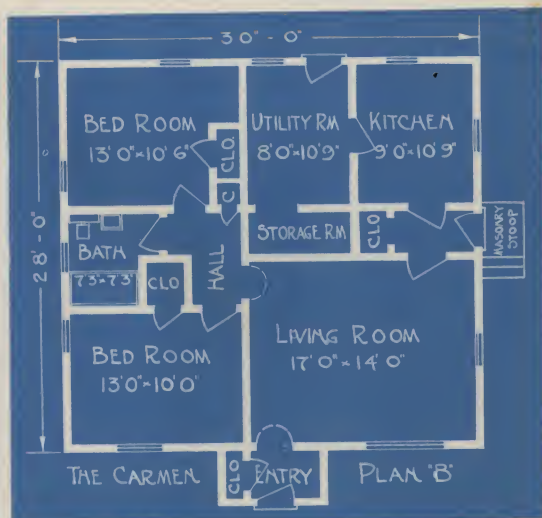
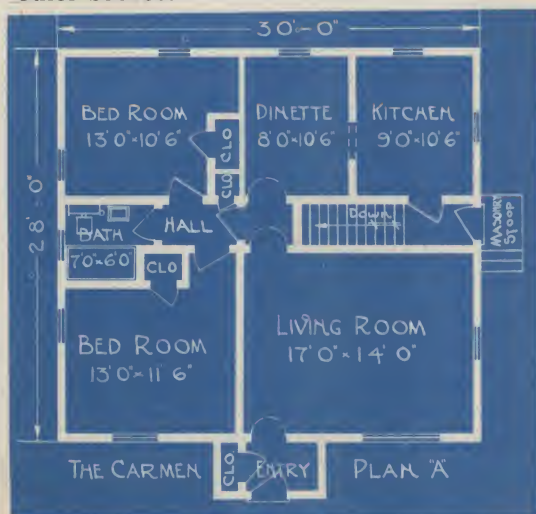
W. H. Crepine
Mackinaw City, Mich.





The CARMEN

SIMPLICITY and Economy are the keynotes of this modern style of American Home. Yet the well balanced and exceptionally commodious vestibule entrance and the large stationary living room window, prevent even a suggestion of monotony. As you will note, the Carmen offers five rooms and bath most conveniently arranged. A spacious living room, dinette and two bedrooms with plenty of closet space. The attic space may be made available by placing a stairway just over the cellar stairway and with a door leading to it at a small additional cost. At the price quoted, this home assures you of an exceptional and permanently profitable investment. Not a dollar of your building money is wasted on excessive ornamentation, since we designed this home especially for the purpose in view of giving you more real building value for your money than you could purchase from any other source.





The BELMONT

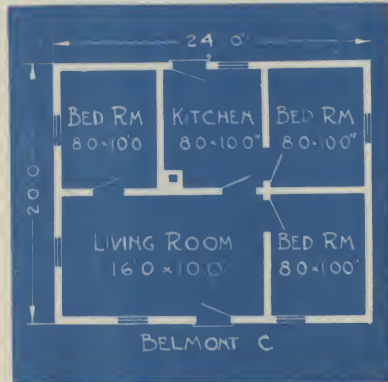
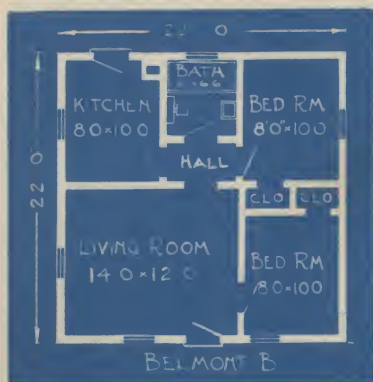
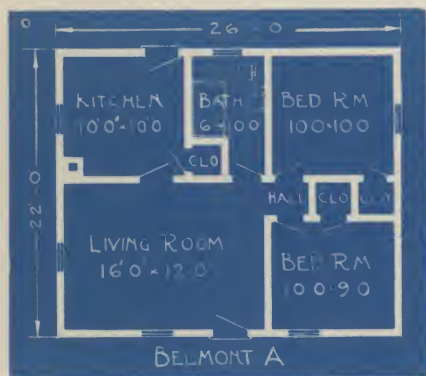
FOR the newlyweds, or for a small family, The Belmont offers everything that could be wished for, both in outward appearance and interior arrangements. This is just the kind of home that you will grow to love, because of its compact distribution of space and great savings in building cost.

Its compact design makes it very easy to heat in winter and its ample ventilation makes it cool and comfortable in the warm weather. Three plans offer you a wide choice of interior arrangement. In any one

of them, the living room is spacious, thereby making it possible for a pleasant distribution of furniture. For the family with growing children, Plan "C" provides three bedrooms, without sacrificing the roominess of either living room or kitchen. Here again, you would go a

long way to find a more livable home, one that will give your loved ones everything they desire at a great saving both in building cost and operating expense.

Flower boxes and shutters are always included in our prices where shown.



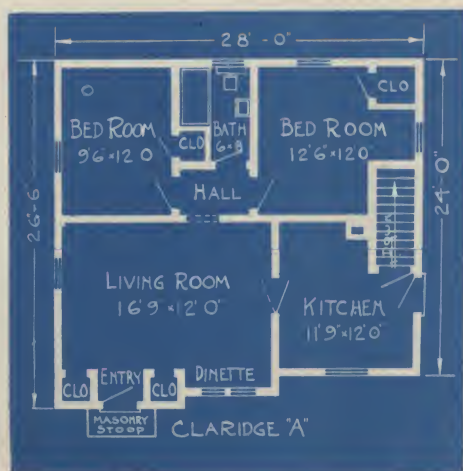


The CLARIDGE

THE Claridge attracts instant attention because it is different, interesting and well balanced. It presents a cozy appearance and at the same time is practical, roomy and convenient. And note the good-looking Colonial doorway. Shutters and flower-box furnished with this home in connection with the 8" wide siding, permits contrast to the color scheme and makes this home truly distinctive.

Two sizes are offered. The Living Rooms are of ample size while in Plan "A" the Living Room is given additional spaciousness by the alcove type Dinette. The Kitchens,

too, in line with the latest trend, are at the front of the home. The Bedrooms are large and airy and convenient access to the Bathroom is provided. Plan "B" is designed for the home without a basement. The Utility Room provides the necessary space for the furnace and laundry room. Should you wish to make use of the attic space, a stairway over the basement stairway, in Plan "A," may be had. In Plan "B" a disappearing stairway may be used as shown and priced at slight extra cost on page 39. The iron entrance railing and the storm door, although shown, are not furnished.



SCHOOL TEACHER WELL PLEASED

"I want to tell you that I am very well satisfied and pleased with my Superior Sterling Home. I rented it very successfully as soon as finished and I am enclosing herewith an order for the Cape Cod Sterling Home which will be for my daughter."

Mrs. J. B. Keegan
Chicago, Ill.





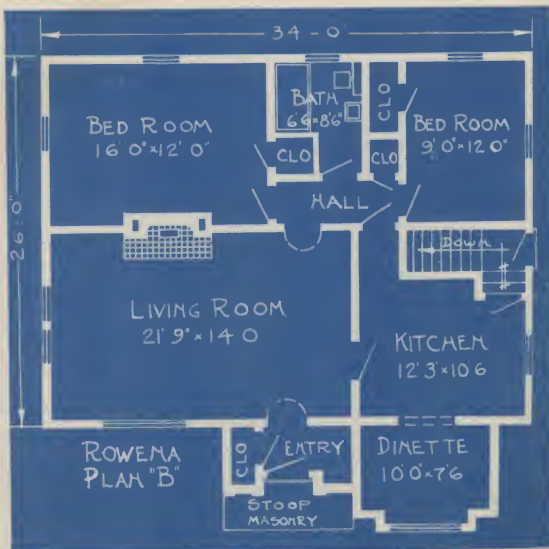
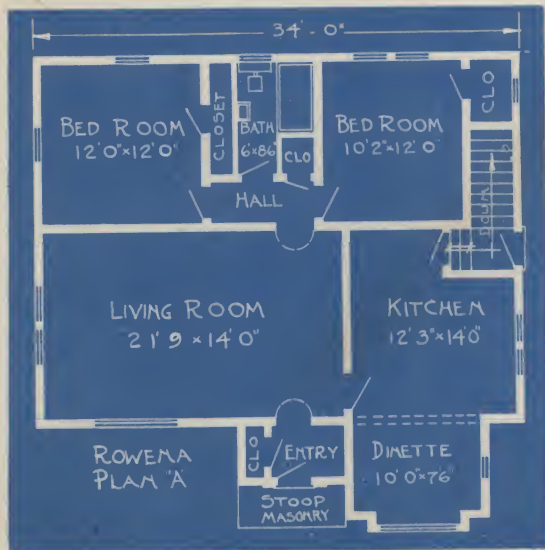
The ROWENA

LOVELY with a simplicity which suggests a bridal gown, is this dainty Sterling home, ideally suited for the average family, yet providing ample space to insure the utmost comfort. A pleasing informality of roof lines adds greatly to the beauty of design and forms an attractive and very cheerful "ensemble."

A compact and well-planned arrangement of Dinette and Kitchen, will save many steps a day, and make housekeeping a pleasure. Notice the large windows which provide

ample light, at the same time carrying on the best principles of straight-line modern design.

In either Plan "A" or "B" there is an unusual amount of closet space. Particularly the closet at the entry, provides a convenient and useful feature. In Plan "B" the entrance door is recessed like front entrance of the Colleen on page 14. The fireplace chimney may be omitted or placed elsewhere for we do not cut openings for chimneys.



5 Convenient Ways of Paying for Your Sterling Home

1. **CASH**—If you can send Cash in full with your Order, you may deduct 2%.

2. **SEND 25% as a DOWN PAYMENT WITH YOUR ORDER.** WE will ship Draft attached to Bill of Lading for the balance due us. This Draft you will pay at your Bank upon arrival of the material. No Special Fee charged for the privilege of ordering this way.

3. **5-DAY EXAMINATION of MATERIAL.** No Down Payment necessary. Simply deposit with your Bank the amount of your order, having them fill in and sign the Reverse Side of the attached Order Blank and then mail this, "Letter of Deposit," to us. No Special Fee charged for the privilege of ordering this way.

4. **PAY us as HOUSE is being CONSTRUCTED.** No Down Payment necessary. Simply have your Bank or Building and Loan Association write us a letter stating that they have set aside the amount of our bill and will pay us certain amounts as the construction work progresses.

5. **CONVENIENT Low Monthly Payment Plans.** If you are unable to take advantage of any of the above 4 ways of payment, kindly suggest that you place your order under our 3-year Monthly Payment Plan providing your property lies within the city or town limits. Or under the 2-year Payment Plan if your property happens to lie outside the city or town limits. Either Plan Calls for a down payment and easy monthly payments including the principal and interest. Monthly payments to begin 30 days after arrival of the material. No Special Fees are charged by us and you have the privilege of paying up in full whenever you like.

If interested in this two and three year plan, fill out the information blank enclosed.

STERLING GARAGE SPECIFICATIONS

Specifications for these Attractive, Sturdy and Low Cost Sterling Garages include the following: All lumber, Clear Red Cedar, Redwood or Fir Drop Siding. U. S. Gypsum Asphalt Slate Surfaced Roll Roofing is furnished for the Paige. Heavy Red Cedar Wood Shingles for the Vanderbilt

and Ford. All Hardware, Nails, Paint, Windows and Doors are furnished. Floor is usually made of Cinders or Concrete. Complete working Plans and Easy Instructions for erecting are included. We pay the freight charges when ordered with a Sterling Home.

PRICES ON STERLING READY CUT GARAGES

Ford		Vanderbilt		Paige	
12x16'	\$ 99.00	18x18'	\$166.00	10x16'	\$68.00
12x18'	115.00	18x20'	179.00	10x18'	78.00
12x20'	128.00	20x20'	198.00	12x18'	94.00

The Ford
If Ceiling Doors are required, deduct \$10.00.

The Vanderbilt
If Swinging Doors are required, deduct \$14.50.
If Side Service Door is not desired, deduct \$7.00.

STERLING Ready Cut HOMES

Freight Paid Price List No. 40

Note—Subject to Change May 15, 1940

Page No.	NAME OF HOME	Freight Paid Price	Add for Insulation Board or Sheetrock Instead of Wood Lath	Add for Asphalt Strip Shingles on Roof	Add for Select Oak Floor in Main Rooms
28	Avondale — A.....	\$1794.00	\$163.00	\$38.00	\$28.00
28	Avondale — B.....	1677.00	130.00	32.00	22.00
18	Belmont — A.....	748.00	62.00	14.00	11.00
18	Belmont — B.....	691.00	55.90	12.00	10.30
18	Belmont — C.....	628.00	53.90	13.00	8.50
32	Brenda — A.....	1226.00	91.00	22.00	10.40
32	Brenda — B.....	1329.00	94.00	23.45	15.85
25	Brooks — A.....	1132.00	105.60	23.00	16.00
25	Brooks — B.....	1292.00	117.00	24.00	21.00
11	Cape Cod	1541.00	106.80	23.00	24.30
17	Carmen — A.....	1251.00	93.20	22.10	12.00
17	Carmen — B.....	1262.00	95.00	22.10	14.90
37	Carole — A.....	1539.00	132.00	26.00	21.25
37	Carole — B.....	1676.00	150.00	27.75	22.75
36	Chevy Chase — A.....	1298.00	120.00	24.00	17.85
36	Chevy Chase — B.....	1247.00	110.00	23.50	17.85
19	Claridge — A.....	1094.00	77.00	20.00	12.05
19	Claridge — B.....	1079.00	72.25	18.00	10.40
14	Colleen	1338.00	97.80	24.00	23.25
22	Cordova — A.....	1418.00	99.40	31.00	15.00
22	Cordova — B.....	1393.00	97.00	31.00	16.40
9	Creston — A.....	1332.00	92.55	23.00	21.00
9	Creston — B.....	1163.00	82.00	21.00	11.00
34	Dresden — A.....	1153.00	88.60	26.00	14.30
34	Dresden — B.....	1495.00	108.20	26.00	20.70
27	Glencoe — A.....	1396.00	99.75	27.00	14.30
27	Glencoe — B.....	1388.00	103.10	27.00	20.70
8	Gratiot — A.....	1076.00	98.00	26.00	18.30
8	Gratiot — B.....	1017.00	84.00	21.00	13.75
10	Lawndale — A.....	1368.00	104.00	31.40	26.00
10	Lawndale — B.....	1442.00	106.50	31.40	17.85
26	Linwood — C.....	1112.00	92.00	23.00	14.70
26	Linwood — D.....	1318.00	110.00	28.00	19.25
35	Marleen — A.....	1396.00	104.00	24.00	17.00
35	Marleen — B.....	1384.00	101.00	24.00	18.10
38	Meadows — A.....	1151.00	93.00	27.45	14.10
38	Meadows — B.....	1171.00	93.00	27.45	15.35
21	Newton	1388.00	142.00	26.00	19.30
33	Plymouth — A.....	1517.00	136.00	25.00	27.30
33	Plymouth — B.....	1397.00	117.00	23.00	23.85
30	Roberta — A.....	1066.00	73.00	18.00	10.25
30	Roberta — B.....	1043.00	71.00	18.00	10.25
30	Roberta — C.....	1037.00	71.50	16.00	9.10
13	Rosewood — A.....	1072.00	83.00	23.50	13.85
13	Rosewood — B.....	1245.00	96.10	27.30	16.00
20	Rowena — A.....	1434.00	102.75	24.00	17.60
20	Rowena — B.....	1422.00	102.75	24.00	17.60
29	San Carlos — A.....	1749.00	136.40	32.45	24.75
29	San Carlos — B.....	1868.00	180.00	32.45	31.60
23	Seabrooke — A.....	1184.00	87.00	26.00	17.40
23	Seabrooke — B.....	1178.00	84.00	26.00	16.95
16	Sharon — A.....	1182.00	89.15	20.00	11.50
16	Sharon — B.....	1142.00	85.25	19.00	14.30
16	Sharon — C.....	1152.00	78.00	19.00	11.50
12	Superior — A.....	1171.00	98.00	28.40	16.45
12	Superior — B.....	1048.00	80.00	24.00	13.00
24	Wayne — A.....	954.00	82.75	24.35	14.15
24	Wayne — B.....	978.00	82.75	24.35	14.50
31	Windsor	1431.00	119.00	29.00	14.00

At the above prices we guarantee that you positively receive from us sufficient quantity of materials to complete your Sterling Home

STERLING SUMMER COTTAGES—Send 10c for mailing charges covering our summer cottage catalog together with prices.

LETTER OF DEPOSIT

---for---

5 Day Examination of Materials before payment is made

INTERNATIONAL MILL & TIMBER CO.
Bay City, Mich.

Mr.

ofhas deposited with

this Bank (or Loan Assn.) the sum of

.....Dollars (\$.....) the same being

the purchase price of the.....house as listed
in your catalog.

We will hold this sum, subject to your draft attached to bill of lading and meet this draft 5 DAYS after arrival of materials, it being understood that this length of time is allowed in which to examine and check the shipment and find it correct.

The depositor is to notify us immediately upon arrival of the goods, and if he finds that they do not coincide with the specifications, he agrees to notify you immediately, giving you the opportunity to investigate and rectify any errors or omissions on your part.

.....
Signature of Bank, or Loan Assn.

By
Signature of Officer

.....
Official Title

Dated at194.....

ORDER BLANK

Sterling System Homes

Date....., 194.....

INTERNATIONAL MILL & TIMBER CO.
Manufacturers of Sterling Homes
Bay City, Michigan

Please enter my order in accordance with your guaranty, for the
.....STERLING HOME on Page.....

together with such items as are listed below:

I am enclosing \$.....which is the amount necessary under
term No.....

.....
Name as You Sign It

.....
Street or R. F. D. No.

.....
City

.....
County

.....
State

MY PAINT SELECTION IS

Outside Body

Outside Trim

Inside Trim.....

Inside Floors.....

Porch Floors.....

Porch Ceiling

SHIPPING INSTRUCTIONS

Ship to.....

Town or City.....

County..... State.....

Ship via..... R. R.

There { is }
 { is not } a freight agent there.

OPTIONS AND REMARKS

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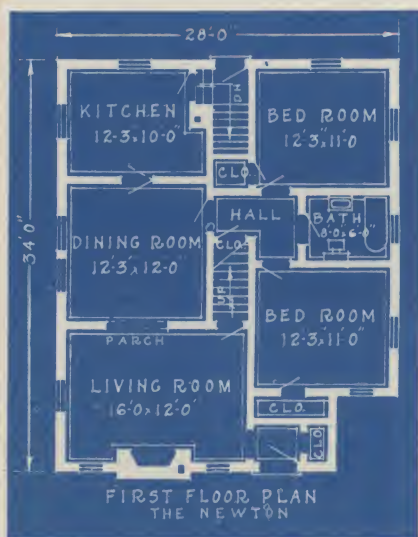
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The NEWTON



The fireplace chimney may be omitted or placed elsewhere for we do not cut openings for chimneys.

There is no miracle in the exceptional money savings in Sterling Homes. They result from large material purchases, large volume and straight line production in a large factory.

YOU'LL love this home, if you are a student of architecture. You'll pronounce it charming. Isn't it inviting? The decorative, braced, arched roof above the porch extends a cordial "welcome" to all. The living room immediately impresses you. It is larger than you expected, and through its arched doorway your eye beholds a view of a dining room just as pleasant. You know the door opposite you in the dining room leads to the kitchen. Three short steps from the kitchen bring you to the grade entry and cellar stairs. Two bedrooms on the first floor connecting with the bath through a hall-way. Living room stairway leads up to two bedrooms, connected by a short hall. You hardly expected to find such fine rooms upstairs — ideal guest rooms, if your family is small. You'll take a second look at this place — it seems to be the very embodiment of what you want — cozy, quaint and yet embodying so much beauty that favorable comments are unending. The home is ideal with or without the fireplace and chimney. Indeed, for a family desiring a medium sized home, at unmatched dollar value, the Newton will serve admirably.



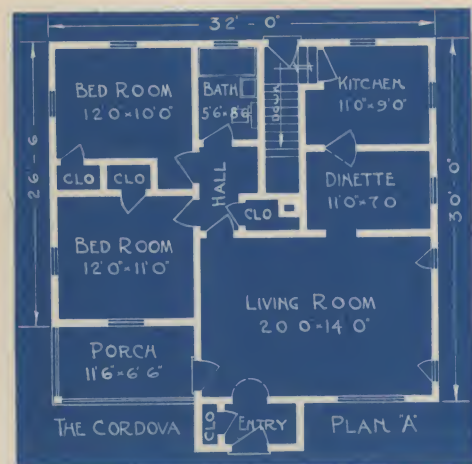


The CORDOVA

AN outstanding and desirable home. The Vestibule front entrance together with the closed-in porch, on which you could sit and while-away the long summer evenings, lend charm to this Colonial design. The large front stationary window in the living room too, adds charm to this home.

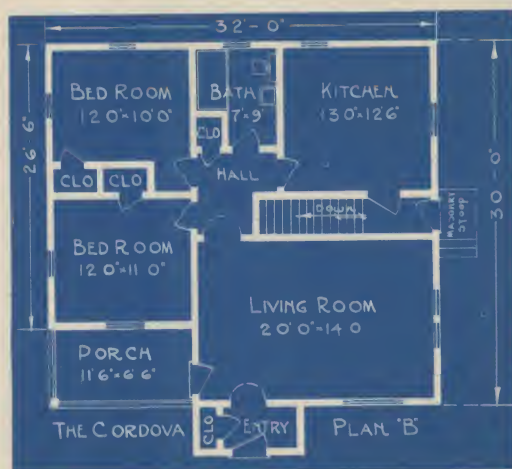
A choice of two efficient floor plans is offered, either of which can be erected at a moderate cost. Plan-A differs from Plan-B in that it includes a dining alcove between the living room and the kitchen. Imagine this cozy room daintily furnished with a modern dining set and with curtains to harmonize.

Also
note
the



splendid bedrooms with the roomy closets and the additional closet for linens in the hallway. The Attic space in either plan can be made available by the use of a stairway and door leading to it just over the cellar stairway at a small additional cost.

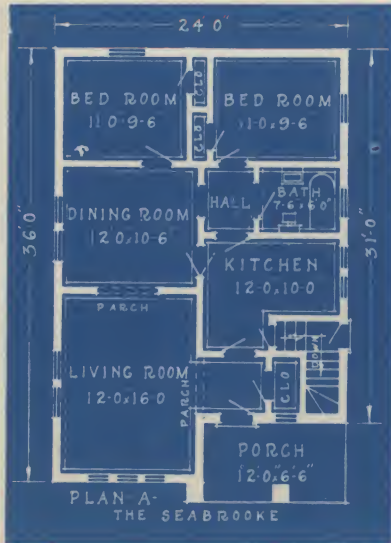
The Cordova is an exceedingly charming home, sparkling with originality. A home which will win everlasting praise. An unmatched value.



"I saved at least a thousand dollars on the purchase of my Sterling Home." — E. A. Rand, Maine.



The SEABROOKE

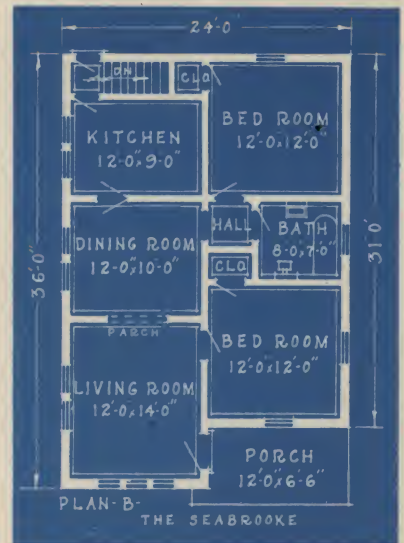


popular in homes of today. The kitchen and two bedrooms with a connecting hall, complete it. Grade entry and cellar stairs in kitchen. Here, as a final touch, a tasteful hood extends over the door. For convenience and good looks, the Seabrooke is hard to beat. And there is no way of finding its equal in low cost.

To use attic space in Plan "A" we suggest the use of our disappearing stairway shown on page 39.

When your Sterling home is being built, note carefully the quality, weight and perfection of the lumber.

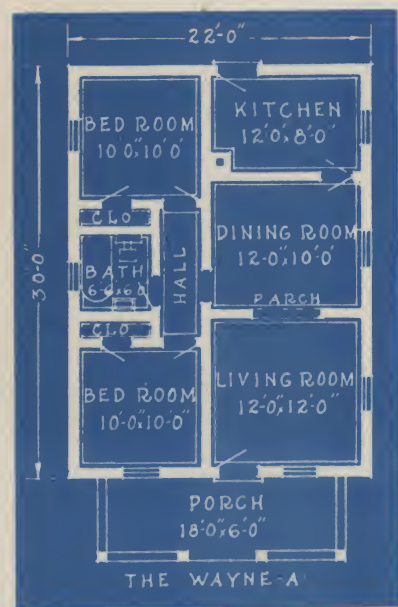
STERLING Cottages are known the world over for their pleasing design. Having had more than the usual amount of experience in small home planning, it is only natural that Sterling architects should excel in this field. Going through this catalog you will find many splendid examples of homes that approach perfection in both appearance and floor plan. The porch extension covers a slightly arched entrance, leading through a massive six-light door into the living room. Plan "A" has a vestibule with a closet that arches into the living room. In both plans the living room and dining room are connected by an arched entry, giving the spacious sweep so



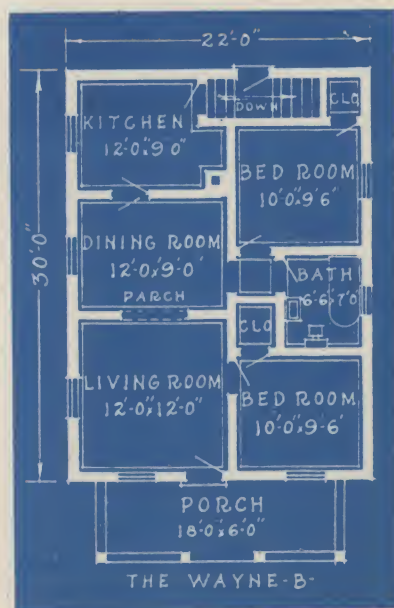


The WAYNE

THIS small home of improved design features an unusually large and attractive porch, and it is in every respect a worthy example of careful and efficient planning. The easily reversible floor plans are offered here showing how conveniently all the rooms are arranged. Again the arched doorway leading from the living room into the dining room creates an impression of spaciousness and affords perfect heating and ventilating facilities. Plan "B" provides an inside stairway to the rear kitchen entrance and, from there, into a basement or cellar. In either plan the arrangement of the bedrooms and bath affords a maximum of privacy and convenience. A



disappearing stairway will make accessible the attic space, above. The quiet simplicity of this typical American home is perhaps its greatest charm. Its economy, and its sturdy substantial construction, its high grade material make it an investment which must prove profitable to its owner.



The quality of the materials and the precision with which your home is built determine the rate at which it depreciates. Sterling represents the MAXIMUM in Quality and precision.

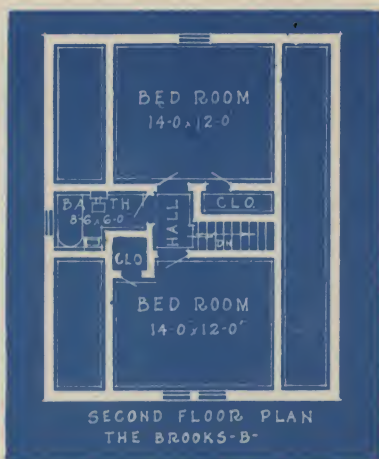
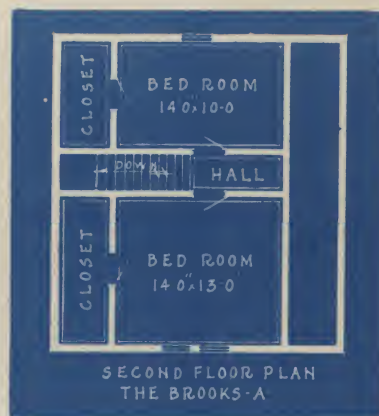
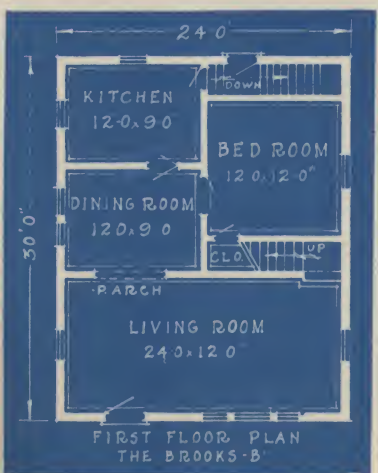
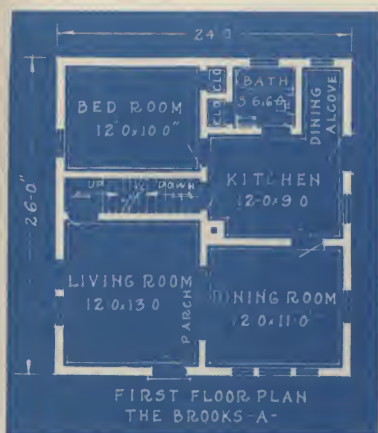


The BROOKS

FOR convenience, compactness and economy, this home cannot be surpassed. Trim and smart, without being burdened by costly ornamentation, its shingled exterior is pleasantly relieved by an attractive mullion bay and window box resting on neat brackets. The interior plan shows an imposing living room in Plan "B", or a slightly smaller arrangement in Plan "A."

Both floor plans allow for the same number of rooms except that, in the slightly larger Plan "B," the bathroom is on the second floor, accessible to two large bedrooms. The living room extends across the entire front of house, and gives the impression of still greater area by the wide arched doorway into a large airy dining room.

A dormer is furnished in Plan "B" giving the bath full ceiling height.





The LINWOOD

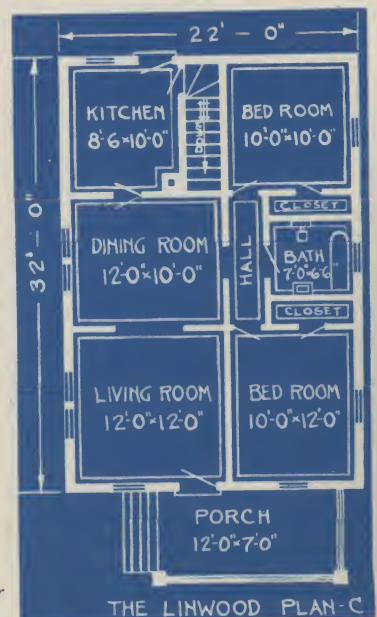
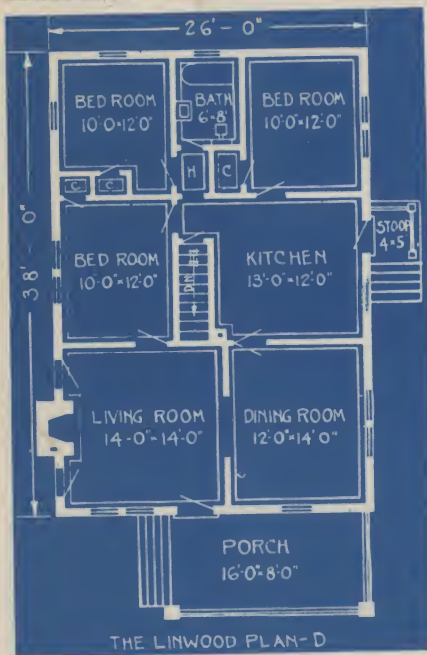
THE present day small home should, above all, be one of impressive architecture. The Linwood presents the maximum of attainment in this respect. The massive columns, and hip roof porch are expressive of a sincere welcome. The inside is a marvel in home planning. Plan "D" has a stoop kitchen entry.

Choose whichever floor plan is most suited to your needs. Stop paying rent. Remember, when you build with Sterling materials, you build but once. More and heavier materials, accurate machine construction, and clear, seasoned lumber assure lasting qualities almost unaffected by time. The cost is so low, so very much lower than anything your money can buy elsewhere, that there is absolutely no excuse

for collecting rent receipts. The Linwood will look just as interesting if you eliminate the fireplace and chimney. Should you desire a two-foot cement block grade instead of having siding running down to the grade line, as shown in picture, you may deduct \$60.00.

Should you wish to use the attic space in either floor plan, a stairway can be provided over basement stairways at slight additional cost.

Although they cost so very much less, there is actually more cubic lumber content in Sterling Homes, in heavier materials and thorough bracing.

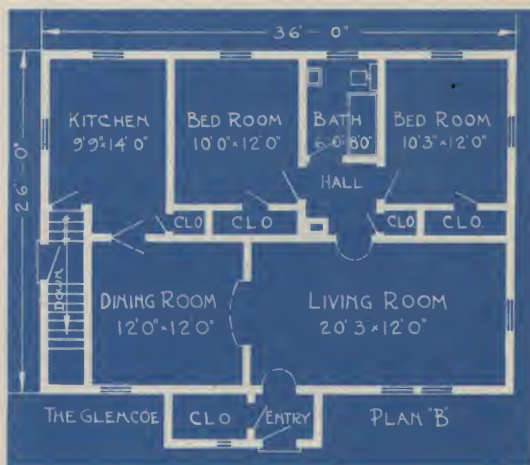
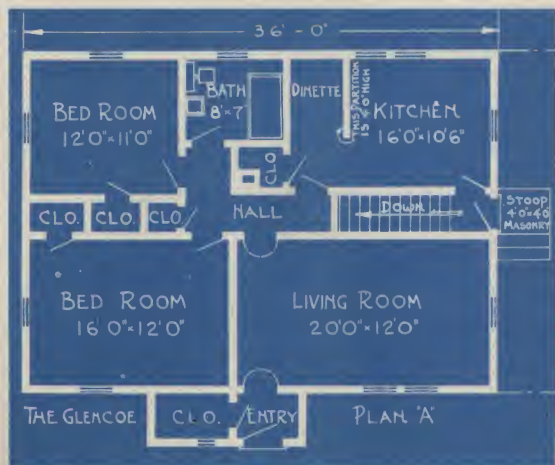




The GLENCOE

IN a more spacious, medium-sized house it would be next to impossible to find greater roominess and comfort, than is offered to you by this exceptionally beautiful and attractive home. The gracefully pointed roof over the entry adds a great deal of character to its architectural design. This is particularly pleasing in combination with the clever window arrangement and accompanying shutters and by the wrought iron fence around the masonry stoop.

Both Plan "A" and "B" provide an exceptionally large amount of closet space, a feature that is very dear to every good housekeeper. Plan "A" also has a very handy side entrance, easily accessible from the kitchen. The graceful portico over this side entrance contributes a charming detail to this view of the home. Years of planning experience have made it possible for Sterling to offer in this home, the design and arrangement that makes it a pleasure to own and live in at a surprisingly low cost.



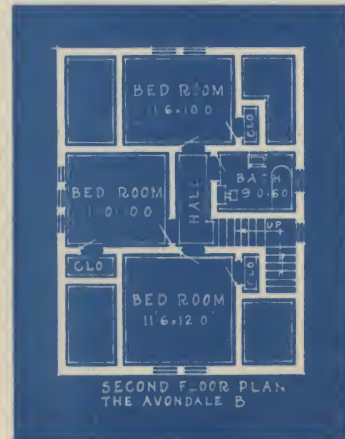


The AVONDALE

AMONG our newest models, we take no back seat for the Avondale. Nor will you, no matter how aristocratic the surroundings you enjoy. The spacious porch extends across the entire front of the house. Note the substantial columns, the pitched extensions above the steps. Note the architecturally correct bracing of the large roof overhang, the flower boxed gable window, the side dormer which breaks attractively the roof line and the dining room bay — all contribute to an exterior both lively and good looking.



Two floor plans. Note the size of the living room. The main floor includes also dining room and kitchen, with an extra bedroom that some fellow with a hankering for a den might thusly convert it. Upstairs ideally offers you three bedrooms and bath, connected by a hall, where stairs again take you down to that large living room we all enjoy so much. A real place to own and one that you will never regret having built — especially at the low Sterling price.

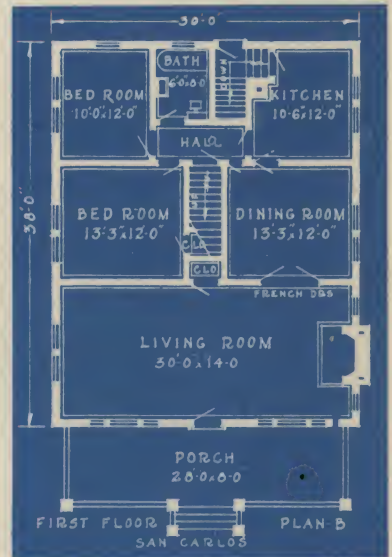
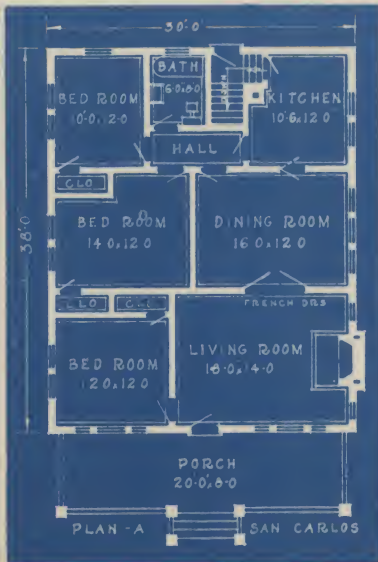




The SAN CARLOS

HERE you have a true California type bungalow, entrancing in its instant and lasting appeal. The simple squareness of its rugged construction is pleasantly relieved by the sweeping dormer with its wide overhanging eaves and the gracefully arched beams supporting the roof of a front porch extending virtually the full width of the house. Note the exceptional design of the entrance door, the generous triple windows of the living room. The same effect of spaciousness in two directions is again assured by the

archway leading into the dining room. The two plans shown give you a choice of either two or three bedrooms. In both plans the ceiling height of the first floor is 9' 0". If desired we can furnish wood materials for the porch where brick is shown at additional cost.



Should you desire to use attic space in Plan "A" we suggest our disappearing stairway on page 39, and to be placed in the hall.

No human hands will ever equal machines in speed and perfection of work.

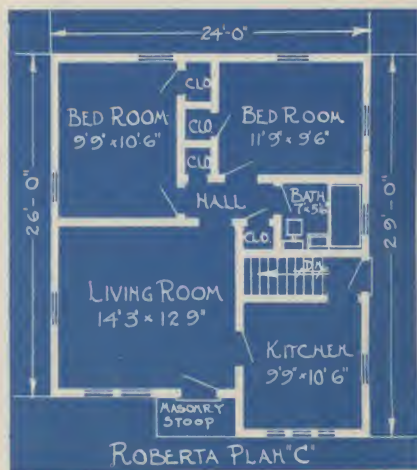
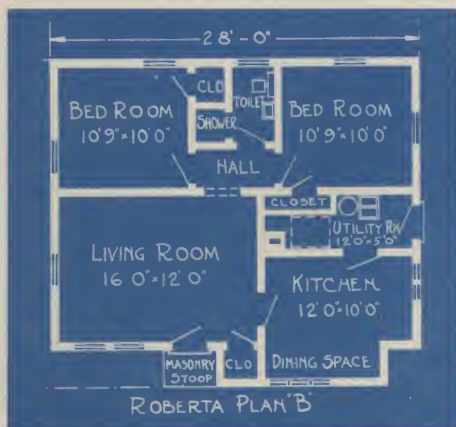
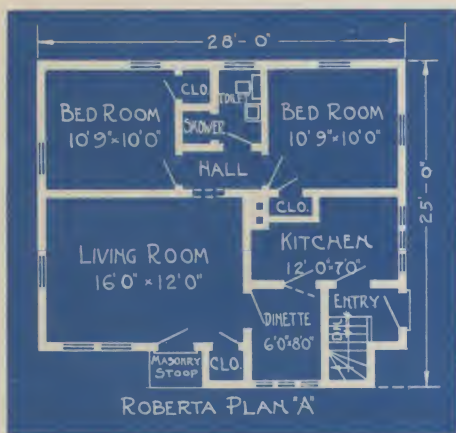


The ROBERTA

IN its real simplicity, this lovely home offers a charming appearance which will appeal to the most cultured taste. In a comparatively small floor area, it permits a convenient arrangement, that provides amply spacious rooms without waste of space or materials. Three very practical plans, present a variety of arrangement that will appeal to your individual choice.

Plan "B" is designed for a home without a basement. The utility room provides the necessary space for the heating plant and laundry tray. Plans "A" and "B" are furnished with a shower, while Plan "C" has a compact and well-planned bathroom. Plan "A" also provides space for a "Dinette," which gives you all the convenience of a much larger dining room. Correct and charming design, and scientific planning of interiors, make this charming home an outstanding value, which is typical of the surprising savings which only Sterling offers.

The attic space in all three plans can be made available by the use of our disappearing stairway, page 39.

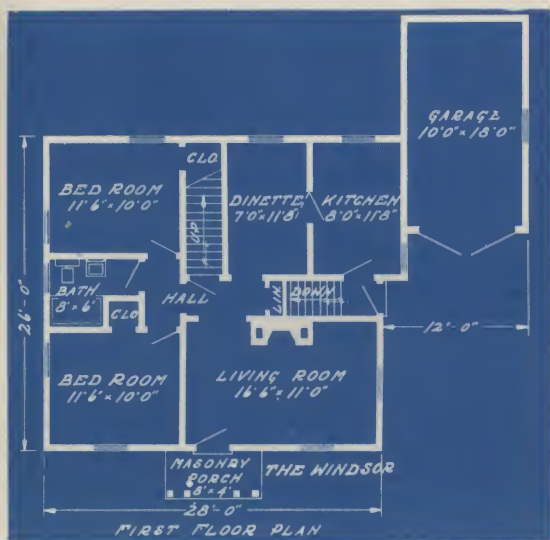




The WINDSOR

A TYPE of home that is distinctly Colonial, that has proven its merit and economy over a period of years. This design offers the maximum of room area for the minimum cost. Without qualification this type, simple, yet well within the sphere of pleasing treatment, offers the most economic home possible.

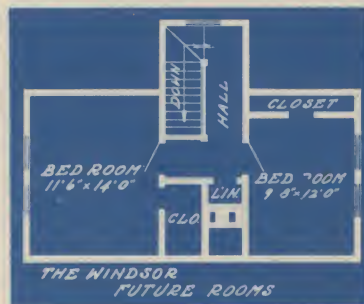
You will note that every modern thought is expressed in the arrangement of the interior. It is beautifully proportioned and will match the finest homes in any neighborhood. We will, of course, furnish this design with wide siding instead of shingle for exterior, at a slight additional cost. The ceiling height is 8' 6".



Do not overlook the convenient garage. Should you prefer to omit the garage, you may **deduct \$134.00** from the price of this home as quoted.

Should you wish to include materials to finish the second floor in accordance with proposed plan as shown, you would please add \$168.00 to the price of this home. 2 x 8 joists are furnished for both first and second floors, whether second floor is finished now or later.

Read carefully the full specifications on pages 6 and 7 and for optional changes desired.

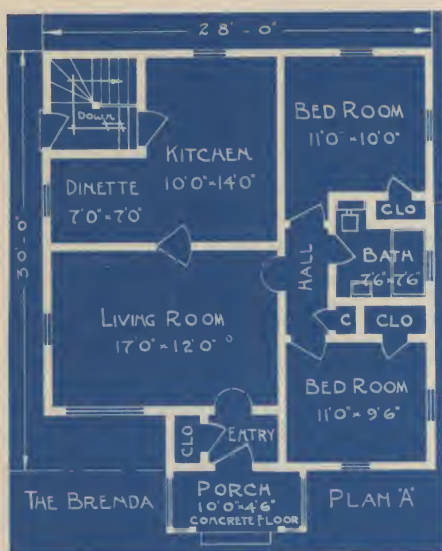




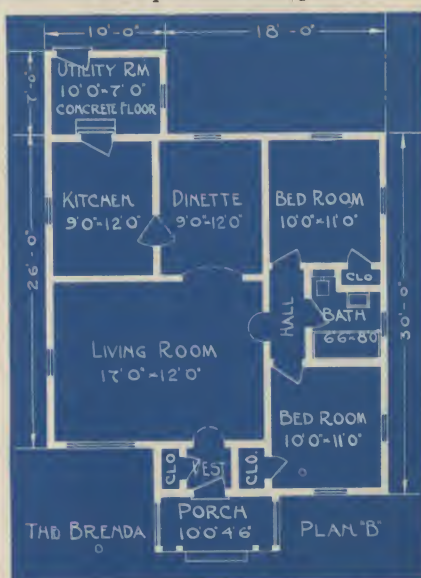
The BRENDA

THIS home is all that the effective picture conveys. The inviting latticed porch, radiating a sense of happiness to all who enter, provides at the same time a most attractive entrance.

Two floor plans to choose from — either ideal from the viewpoint of convenience and practicability. Model-A is designed for a basement while Model-B provides a Utility Room in the event no cellar is wanted. Both models have a spacious living room, well lighted by a large attractive stationary front window and a sliding window for the end wall. A notable feature also, is the cozy Dinette in connection with a good sized kitchen. In Plan-B a regular sized Dining Room is offered. The Attic space can be made available by the use of our Disappearing Stairway shown on Page 39.



Both models have a spacious living room, well lighted by a large attractive stationary front window and a sliding window for the end wall. A notable feature also, is the cozy Dinette in connection with a good sized kitchen. In Plan-B a regular sized Dining Room is offered. The Attic space can be made available by the use of our Disappearing Stairway shown on Page 39.



*Back of our guarantee are long years of performance under it.
A history of integrity, character, ability and fair dealings.*

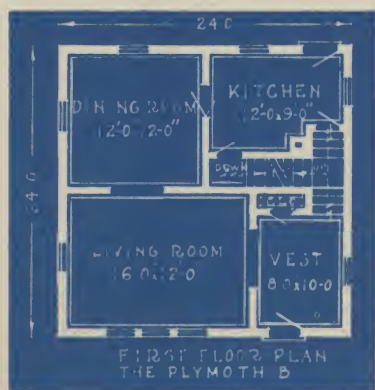


The PLYMOUTH

A DUTCH Colonial type of imposing charm. A lovable place, with its gambrel roof, flower box and bright shutters. The quaint little

arched roof above the door shelters a cement platform front entry with a substantial eight light door. You

have your choice of two complete floor plans. One slightly larger than the other, but each having the same number of rooms. The stairway to the second floor is accessible in Plan "B," both from the reception hall, or vestibule, and the kitchen grade service entrance.



An exceedingly charming home, sparkling with originality; a model in all a home should be. It should be a source of everlasting satisfaction to be able to acquire ownership of such a place for the price quoted.

Back of our guarantee are long years of performing under it—A history of integrity, character, ability and fair dealings.



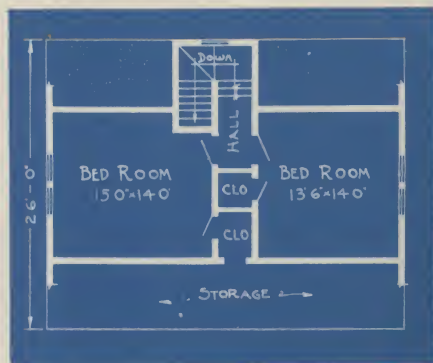
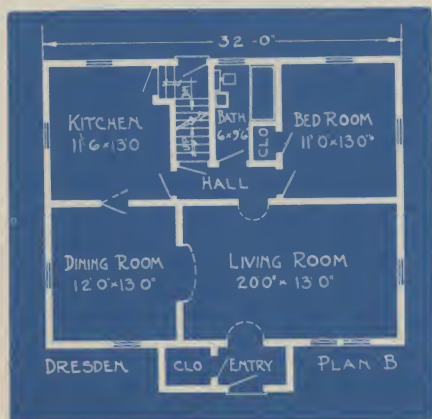
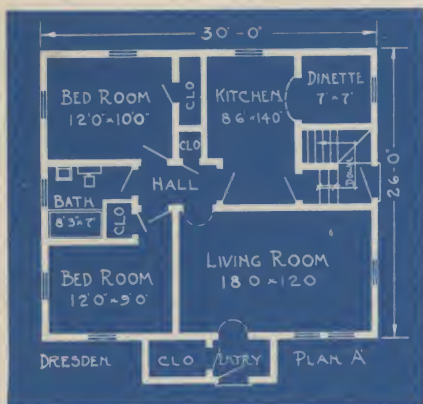


The DRESDEN

RIGHT before you is one of the most attractive and pleasant modern homes that the best traditions of design and scientific planning can produce. The peaked roof, with the long and graceful sweep of the entry, make this one of the most beautiful designs of the English type of home.

The closet placed at the left of the entry, is a convenient feature which will be greatly appreciated by any family with growing children. Plan "A" offers the more informal, but convenient arrangement of Dinette and Kitchen, while Plan "B" provides larger bedrooms and living room, as well as the more conventional dining room adjacent to the kitchen.

With the Plan "B" arrangement, provision is made for two extra bedrooms on the second floor, which can be built either at the same time with the rest of the house, or at a later, convenient date. From the point of view of beauty of design and construction value, this attractive home offers a value which would be hard to beat at any price.

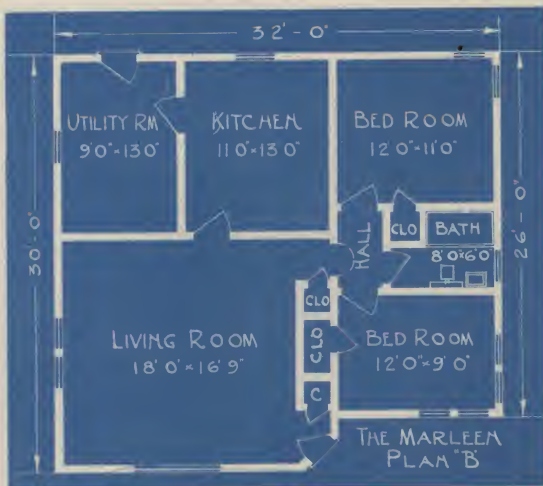
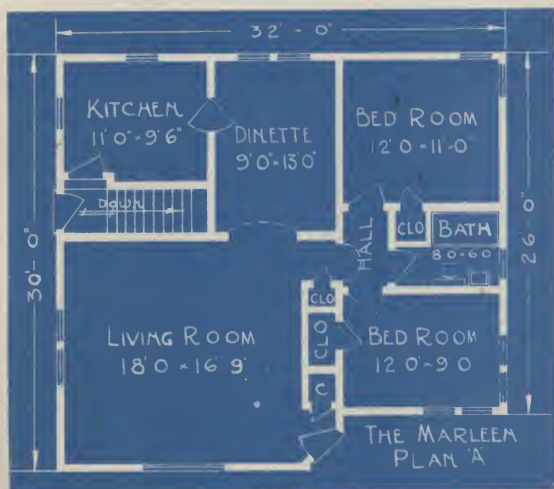




The MARLEEN

THE Marleen Home is charming and modern — both inside as well as outside. At a first glance, it seems impossible to build so beautiful a home for so little money. But Sterling engineering skill, plus Sterling efficiency methods have achieved in this modern streamlined house, a distinct triumph of which we are justly proud. Also note the very unique treatment of the front door entrance. The door is of the flush plank design and the large ornamental hinges furnished, give it a very distinctive appearance. The siding is 10 inches wide.

Two convenient floor plans are offered for or without a basement. Each provides for a large, pleasant living room with an imposing stationary window in front and a double sliding window at the side. Two good sized bedrooms with a connecting hall to the bathroom and each with plenty of closet space. Also note the modern treatment of the windows in the bedrooms.

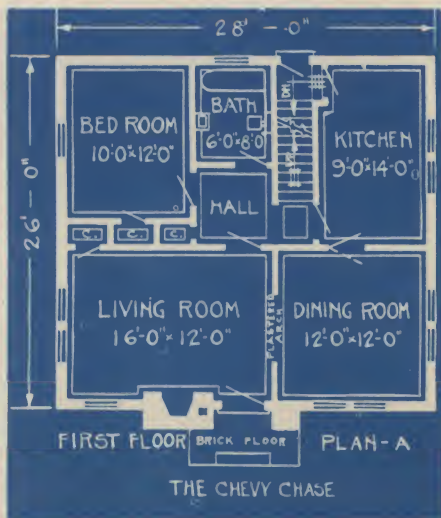
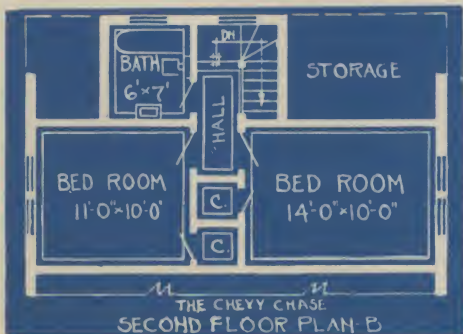
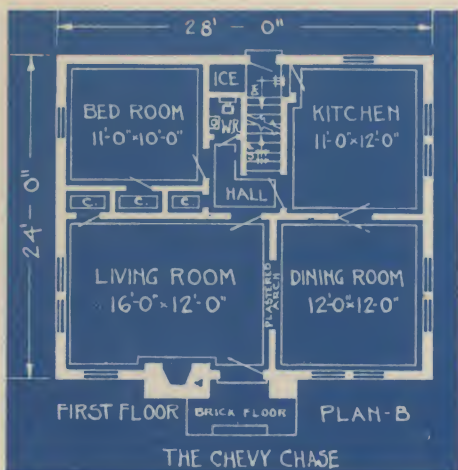




The CHEVY CHASE

THIS is a design of English adaptation. Dignified — almost formal. The entry is of interesting design. Arched slab door of appropriate sturdy construction, has been given a V-groove pattern, with attractive hardware to set it off. The graceful sweep of the roof line and the snubbed gables find their origin in the best of English cottage designs. The living room and dining room are connected by an arched entry. Kitchen, with grade entrance and one bedroom downstairs. The second floor arrangement of Plan "A" is the same as Plan "B," except bedrooms being 11 x 12' and 14 x 12'. The bath is on lower floor. Ceiling height of first floor is 8' 6". The second floor 8' 0". While among the latest of Sterling creations, the Chevy Chase has elicited comments indicating that it is destined to become a home much in demand.

You may omit the fireplace chimney shown for we do not cut the openings for chimneys.





The CAROLE

WHAT a pleasing impression the Carole gives — the air of refinement — attractive lines, big rooms and every modern convenience is available in both floor plans.

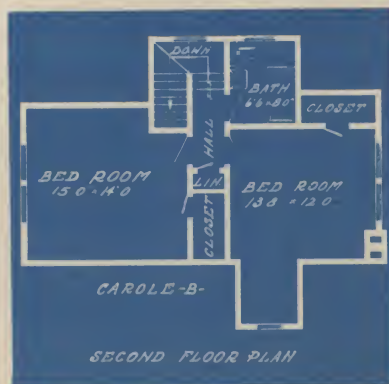
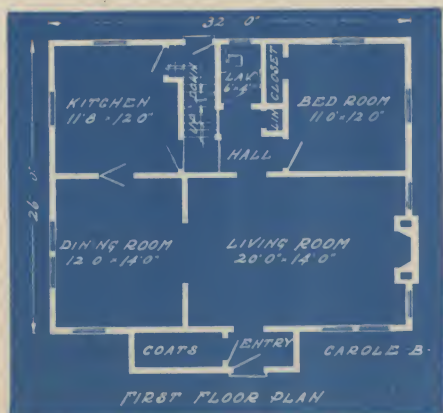
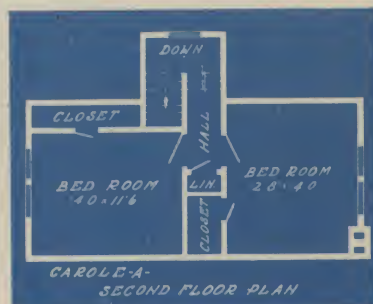
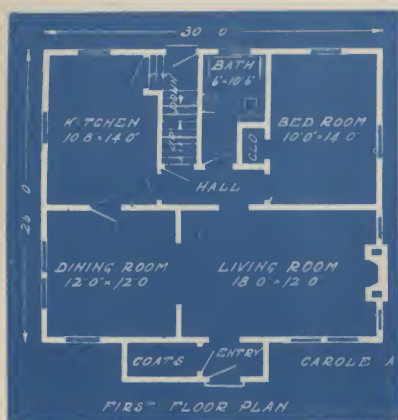
With all Carole plans we have arranged for a vestibule and coat closet at the front.

The roof lines are especially well proportioned and the roof dormer in connection with the gabled entrance places this home in the forefront of modern design. Although

dormer is not shown in Plan "A" it is furnished the same as in Floor Plan "B." The eave troughing, steel entrance railing, and combination storm door shown in the picture are not furnished under our specifications. However, the window shutters are furnished.

The front door is a V-type slab door, with small light as shown with our Pontiac home, page 23, except that it is a circle top.

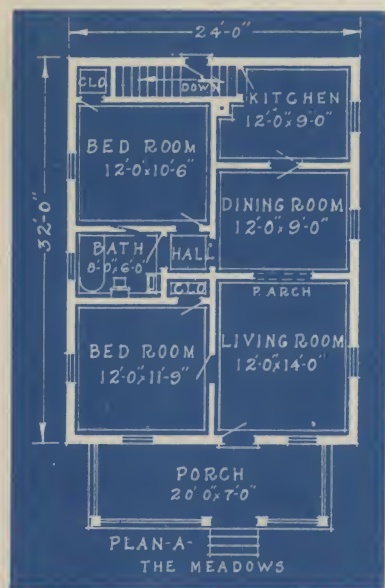
Should you wish to leave the second floor of Plan "A" unfinished for the present, you may deduct \$145.00.





The MEADOWS

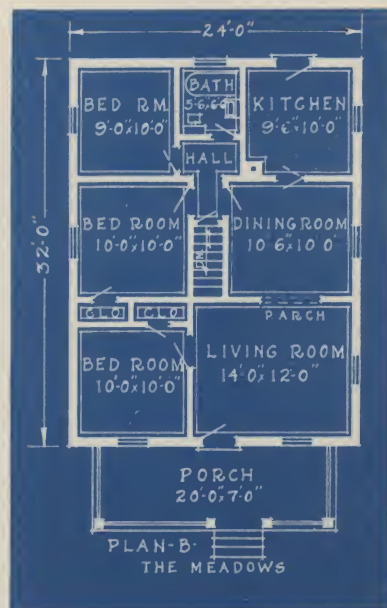
SIMPLICITY and economy are the keynotes of this modern and spacious Sterling home. Yet the well balanced and exceptionally commodious porch, the mullion window under the sweeping trim rafters prevent even a suggestion of monotony. Two floor plans are available from which you may choose the one most suitable to your needs. While in Plan "A" the bedrooms are slightly larger, Plan "B" provides for an extra room adjoining the living room which may be used as a spare room, or as a library, or den. At slight additional cost, the second floor can be arranged for two additional, large bedrooms. At the price quoted, this home assures you of an exceptional and permanently



profitable investment. Not a dollar of your building money is wasted on excessive ornamentation, since we designed this house especially for the purpose in view of giving you more real building value for your money than you could purchase from any other source.

Should you wish to use the attic space in either plan a stairway can be provided over basement stairway at slight additional cost.

Despite our great care, errors may occur. If you are short anything, simply write. We send it to you.





The PAIGE

Here is a garage that offers an individual, dressy and practical design. Erect it yourself, if you like. Perfect factory construction makes it easy to build. Will save you a lot of money. The Sterling Guarantee covers garages as well as homes.



The FORD

Here is a beauty of a garage, that will fit into any kind of surroundings. Construction is so simple you can erect the building without trouble. All lumber cut to fit. Everything furnished except floor.



The VANDERBILT

The finest type of two car garage, at a great saving. Sliding doors, allowing either half to be opened. Service door provides entrance without opening the large doors. Windows on each side. You can't match this value for the money.



EXTRA ROOM ADDITION

This addition can be used for a bathroom, pantry, refrigerator room, bedroom or any other purpose. It is 8' x 10' in size and is furnished complete with one outside door and window. Price of addition \$86.00.



STERLING DISAPPEARING STAIRWAY

This simple, rigid, absolutely safe stairway permits you to use attic space and is easy and economical to install. Write us for circular giving description. It is priced at only \$29.50.



CELLAR STAIRWAY ADDITION

If the Sterling home you select is not provided with a cellar stairway, this addition can be used. It can be added to the rear of any home and includes steps for kitchen and basement with grade entrance. Price of addition \$66.00. The size is 7' x 6'.

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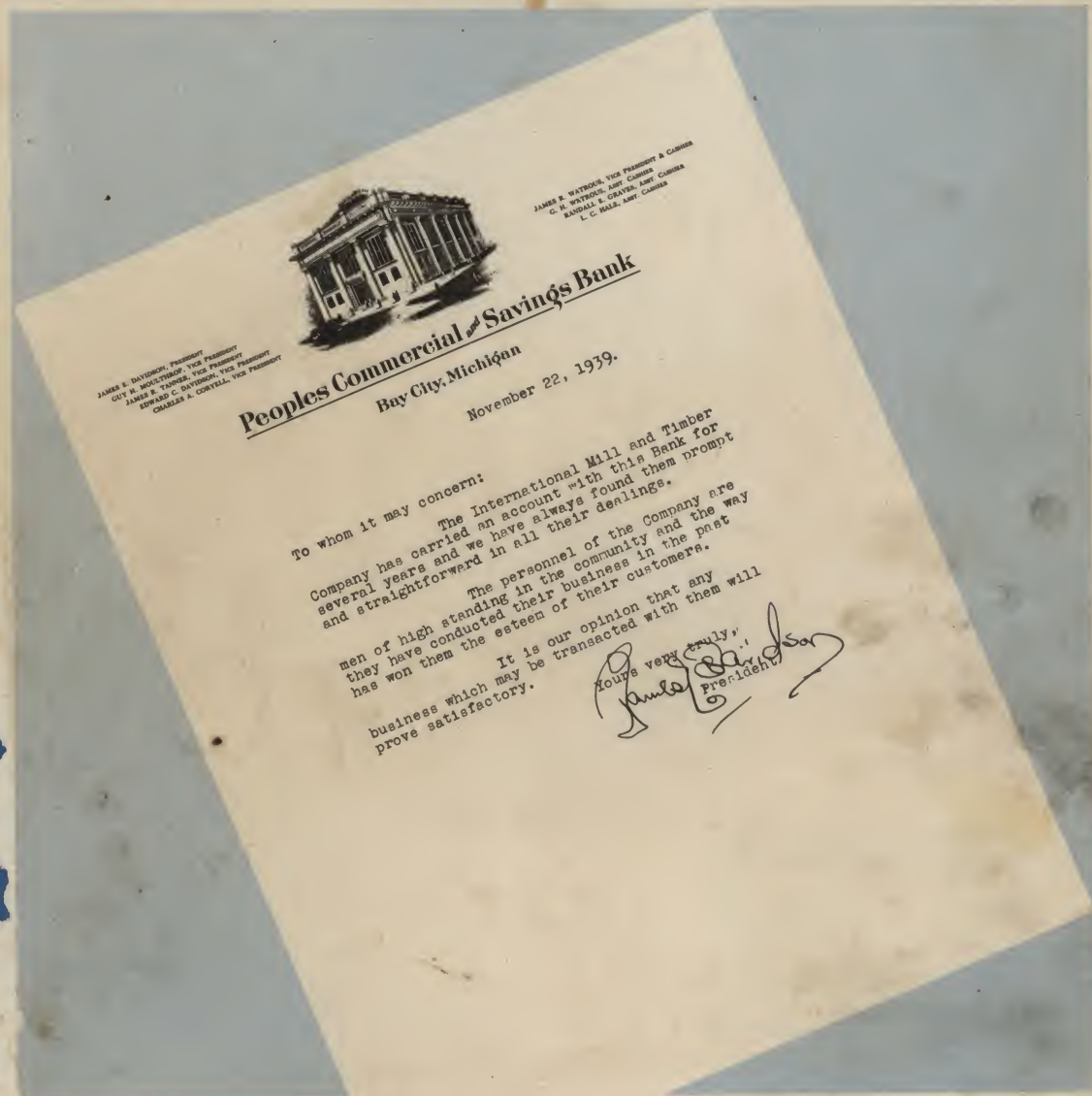
TERMS

All prices quoted in this catalog are subject to special cash discount when full cash accompanies order. For other terms and extended payment plan see special sheet enclosed.

We pay the freight to any station East of the Mississippi River and North of the Southern Boundary line of Tennessee and North Carolina.

REFERENCE

Sterling Homes are produced by the International Mill and Timber Company, Bay City, Michigan. All its guarantees to you are backed by ample resources. The guarantee it gives you today is the same as has covered all its dealings since the business was founded. The growth to present proportions is the result of quality in all materials, dependability in all promises, and fair dealings in all transactions. No sale is completed until the customer is so satisfied that he becomes a friend and a booster. In addition to the bank reference printed on this page, we invite you to consult your own local banker, or any commercial credit agency. Assure yourself that the Sterling Home you choose from this book is the product of a plant and an organization made successful through integrity and customer satisfaction.



Sterling Rock Bound Guarantee of Positive Protection

1. **YOU** are guaranteed Absolute Satisfaction.
2. **YOU** positively receive from us a sufficient quantity of material to complete your Sterling Home in accordance with our Plans and Specifications.
3. **WE** further guarantee that if any shortage should occur, you will immediately receive from us additional materials to take care of this shortage, or a sufficient amount of cash to purchase locally.
4. **WE** guarantee the quality of Sterling Lumber and other materials to be the best of their respective kinds.
5. **WE** guarantee safe arrival of material at your station.

INTERNATIONAL MILL & TIMBER COMPANY
L. J. KANTZLER, President

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